

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday September 14, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x arrived at 7:03		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x arrived at 6:46		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
	John Morris, BOE	x		
Staff Present	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance	x arrived at 6:51		
	Lori Schroll, Admin. Analyst -Engineering	x		
	Sally Katz, Dir. Of Physical Services		x	
Guests Present				
	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		

Call to Order: Chairman called the meeting to order the order at 6:36 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – John Rascius- 418 Wolcott Hill Road. Mr. Rascius addressed the Committee regarding the mechanicals on the roof of the high school and wanted to make sure that they will be hidden by something when the project is complete. He said he had spoken to Principal Moore, Superintendent Emmett and Engineer Mike Turner, regarding this, and would like to make sure his concerns go on record. He continued on to say that leaving as it is would bring down property values and the school needs to be a good neighbor. Christine answered him by saying that there are some funds budgeted for screening, and the Committee shares the same concerns. She stated that to date no action has been taken; the Committee needs to be advised by the Architect as to what will work and how it will look. Steve Barry stated that this concern is also on the Town Council's radar. Mr. Rascius thanked the Committee and left at 6:49 p.m.

1. Approval of Minutes:

a. Minutes of the August 24, 2015 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Diane Fitzpatrick;

Discussion – none

All present voted in favor.

2A. Expenditures:

a. Anytime Sewer & Drain Invoice 62665- 8/16/15 \$590.24

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

b. BVH Integrated Services, Inv. #02112129.00-26 - 8/25/15 - \$6,189.15

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

c. Virco, Inv. #91643118 - 8/17/15 - \$4,290.16

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

d. Adv. Lighting & Sound, Inv. #8781 - 9/1/15 - \$11,497.95

Motion was made by Ed Brymer to pay this invoice, seconded by Dan Camilliere;

Discussion – This is the speaker system at Cottone Field, it is already done and it works great

All present voted in favor

2B. Contractor Requisitions

a. NT Oliva - Req. #00010 - 7/31/15 - \$166,772.50

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

2C. Proposed Change Orders

a. PCO#400 - GDA – Concession Countertop - (vandalism) 7/22/15 - \$5,497.00 - TABLED

Rusty asked if this could continue to be tabled. He said that he did get a breakdown from GDA but he feels it is still high and unreasonable. Christine asked what our recourse is; Mark said we could find someone else to do it. Rusty said he has talked to the manufacturer and the product is still available. Christine asked Gus to look into finding an alternate to do the work.

b. PCO#224, Ct. Mason, Doorway Frame 3/5/15, \$5,497.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;

Discussion - This was work done at the front entrance columns when you come in.

All present voted in favor

c. PCO#273, Ct Mason, Demo/Rebuild Door 56L - 3/19/15, \$1,019.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by David Drake;

Discussion - none

All present voted in favor

d. PCO#425, Ct. Mason, Extend Chase in Toilet 426 - 8/7/15, \$1,981.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow; Discussion - This work had to be done for phase 2.

All present voted in favor

e. PCO#431 – Ct. Mason - Misc. Masonry Repairs - 8/11/15 - \$3,713.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion: Peter asked what miscellaneous means, Gus said that work was done on various areas too numerous

to list all. The items that are here have been discussed a while back and are now just being vetted, Mark is carrying in budget.

All present voted in favor

f. PCO#432 – Ct. Mason - Area # Storage 2A Demo & Lintel, - 8/11/15, - \$0

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - SMI will be back charged \$1100.00 for this.

All present voted in favor

g. PCO #436 - Ct. Masons – Cabinet Unit Heater infill back charge to MJD – 8/13/15 - \$0

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere; Discussion - none

All present voted in favor

h. PCO #443 - Ct. Mason – Add Masonry North Side Fashion – 8/14/15 \$1,926.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer;
Discussion - none

All present voted in favor

i. PCO #446 – Ct. Mason – Infill Temp Duct Audit Mezz Ph 1E – 8/17/15 - \$0

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

j. PCO #448 - Ct. Mason – Add'l Masonry Mech Mezz Ext. – 8/18/15 - \$3,693.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Ed Brymer;
Discussion - Additional work needed to be done, because the old louver was larger than the new louver. Rusty asked that this PCO be tabled, going to discuss further with Mason and negotiate one more time.

Diane Fitzpatrick withdrew her motion, seconded by Peter Gardow.

Diane Fitzpatrick made the motion to table PCO #448, seconded by Peter Gardow; Discussion - none

All present voted in favor

k. PCO #451- L&P Gate – Ex. Steel Beam in Café – 8/21/15 - \$4,225.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - This was for the removal of existing beams in Café and F&I eight columns extensions in pool area.

All present voted in favor

l. PCO #453 - L&P Gate – Add'l Work at St. 12 – 8/21/15 - \$2,960.00 -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Peter asked if this is done yet, Gus said there are some touch ups left.

All present voted in favor

m. PCO #456 - L&P Gate – Rev. to Elev. Roof Framing – 8/21/15 - \$8,551.00 -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - David asked why there was a change, Gus said it couldn't be constructed as designed due to the mechanicals and the steel was credited.

All present voted in favor

n. PCO #458 - GDA – Nurses Cubbies Vision Panels – 9/4/15 - \$1,931.00 -

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Christine stated this isn't done yet, glass windows will be inserted into the doors so the nurse can see in each room. The original design did not have glass and it only became an issue recently, Peter asked if there are any other doors we can swap these out with, Gus replied these doors are an odd size. Mr. Moore said the Nurses would like to be able to close the doors and still be able to see the kids inside. Rusty recommended undercutting doors for sound transmission.

All present voted in favor

o. PCO #459 - GDA - Pass thru at Vestibule - 9/4/15 - \$1,469.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Peter asked if this was the slot in the lobby, Gus said yes.

All present voted in favor

p. PCO #461 - L&P Gate - Area H 7 Duct Shaft Framing - 9/9/15 - \$9,293.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Gus stated this is where the duct drops are going to be.

All present voted in favor

q. PCO #462 - Dalene Flooring - Arriscraft Sealer - 9/9/15 - \$17,162.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Peter Gardow;
Discussion - Christine informed the committee this is to put the sealer on the ALL the arriscraft (completed and planned). The retaining wall at visitor parking was done, but the balls in front of the school weren't done. Gus said he is getting the cost it should be only labor plus product.

All present voted in favor

r. PCO #463 - Ct. Masons - CMU at Door jams at 43c & 43d - 9/9/15 - \$4,472.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

s. PCO #464 - Ct. Masons - Relocate Boiler RM Shore-CMU Patch - 9/10/15 - \$0

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

t. CO #16 - O&G Ind. - CM Fees August, 2015 - 8/28/15 - \$806.00

Motion was made by Diane Fitzpatrick, to approve this PCO, seconded by Dan Camilliere;
Discussion - none

All present voted in favor

3. New Proposals - none

4. Architect/CM

a. O&G Report - Discussion of Credit PCO's

Gus stated that they have been reviewing the list and as of now they are looking at a \$100,000 worth of credits and will meet with Rusty to go over the line items.

The kitchen began serving hot meals today, work is being done on Area H, the windows, walls, etc. and site work will begin to slow down a little.

Diane asked about a door for the band to bring their instruments out to the fields (current internal root has double doors with fixed mullions) Gus said that the plan is to go out the service entrance in the Kitchen to the walkway to the field.

b. Safety & Security Update -

Ed asked why the cameras aren't working, security is a big issue, Fred said that they were trying to get the card access working first when school began, and the cameras would come later.

Gus said all the wires are pulled and Ferguson and the Board of Ed's IT Department are working on it. Mr. Emmett said it seems to be falling more on his employees, and asked what Fergusons requirement is. Gus said they pulled the wires and are now waiting for the switches to be ordered by the IT Dept. to come in. Work continues on the card access to the building and the cameras.

David stated again that the doors in the hallway between the gym, pool and cafeteria do not look good and is there anything that can be done. Ed said that the Safety Committee had recommended doors for the fire zones and security zones. Christine said she doesn't think the Committee can do any more with this.

c. Architects Report -

Rusty stated he is still doing punch lists of areas that are completed. He said he is trying to look ahead to anticipate the needs in the auditorium. Christine asked Gus about the scheduling on the Auditorium; he said that the turnover has been pushed back till at least March due to some issues in there. He said the delay stems from hitting a buried foundation when constructing the elevator pit. The question was raised as to what does this delay mean for the audio and seat delivery. Gus said they will let them know when they can be delivered.

Mr. Emmett stated that they are planning the auditorium as a rain location for graduation; it will need to be done by then.

Diane stated that she thinks the Auditorium should be a standing item on the Agenda.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – Frank had no report. Chair asked for a copy of a punch list and a list of unfinished work for Frank. She also requested clarification of substantial completion, when the committee signs off on them due to the warranties and what becomes normal wear or tear. Rusty noted he has not signed off on the additions yet.

Communications – Christine said they are having a public open house on 9/26 from 9 – 11 a.m. Mr. Emmett stated he is having the Hartford Courant, Wethersfield Life and Rare Reminder cover it and hopefully write positive stories. He continued on to say the National Honor Society kids will be doing the tours. Christine stated to try and focus on what has been completed and not on what is left to finish. Christine said that a new time table schedule will need to be finalized and given to the Town Council.

Technology/Furniture – Fred said that the café furniture is set to be shipped on October 5th and Fred will coordinate how to get old out and new in, this furniture was order mid-summer. Fred continued on to say a meeting is scheduled next week with Quisenberry and Virco to solidify Phase 3 order.

Energy/Commissioning – Peter stated that the CX meeting will be next Wednesday and will know more at the next meeting. He continued on to say that the air handling units are very loud, Christine said that the screening needs to be done and a budget needs to be set for this. Peter also said that the rubber gasket in the new gym wall panels is coming out; Gus said he will look at it. Peter said he was at

the track for a soccer game this past weekend, and people had chairs on the new track; he stated that signage saying no chairs on the track may be a good idea. Mr. Moore said they are in the process of putting signs together for this.

Finance – Christine stated that they had met earlier this evening and discussed some budget transfers that can be done to increase the contingency line items and that Mike Turner had emailed them out to the Committee to add to tonight's agenda for action.

Motion was made by Diane Fitzpatrick to add the following budget transfers to the Agenda, seconded by Peter Gardow; Discussion - none.

All Present voted in favor.

The following changes/transfers to the budget are recommended based on discussions with O&G, the Town, and BOE Staff and will be transferred to the Construction Contingency Fund:

Construction Change Order - Spazzarini allowance fuel oil	\$29,940
Construction Change Order - Contaminated Soil Allowance	\$25,080
Construction Change Order - Ferguson Electric Utility Costs	\$100,000
Budget Adjustment - Reduce Interest/Bonding Costs	\$240,000
Budget Adjustment - Builders Risk Policy	\$50,000
Budget Adjustment - Reduce Commissioning Tests	\$50,000
Total	\$495,020

Motion was made by Diane Fitzpatrick to approve the budget transfers listed above, seconded by Peter Gardow; Discussion - Jeff said that the bonding costs went down because the interest was budgeted for and we are not using it, he continued on to say that CIRMA priced the builders risk policy higher than it needed to be thus the savings. As for the commission tests, the scope of the tests are going down reducing the cost.

All Present voted in favor.

7. Old Business - none

a. CL&P Transformer Leak update/ESI Cost breakdown - Mike Turner stated that Eversource is still evaluating it. Jeff stated that he had met today with CL&P and they offered that they would be responsible for the \$100,000 bill, if the Town pays the \$37,000 and agree to be responsible for the environmental issues. Jeff said at this time there is no action, this is just an update.

b. Update on power issues and hvac impacts - Ferguson, MJ Daly and CL&P have been monitoring this, Fred receives the bills. Jeff said he would like to see the consumption on this.

c. Trainers Washer/Dryer - Mr. Emmett stated that they are going with the \$7500 stackable washer and dryer in the trainer's room that was in the plans. Jeff stated to Rusty that the Town will not be paying the cost to put in the power/water/drain into the trainers office if it was an omission by CES Engineer Rusty will also price out installing in training storage room. Rusty said he has a sketch for the ADA sink in the Trainer's office and is waiting for a proposal.

8. New Business - none

9. Upcoming Dates

a. September 21, 2015 next Town Council Meeting - Jeff said that the Town Council wants to hear what has been completed. He asked Gus to please bring colored slides showing what is done, what is under construction at the moment, and what is coming up.

Christine asked Rusty to do some research on types and pricings of screens to hide the mechanicals. This will have to go to P&Z.

Mike said he will post a special meeting notice for the Sept. 21st Town Council meeting.

b. September 28, 2015 next Building Committee Meeting - Christine asked Gus to update the ASI list. Diane will not be at this meeting.

10. Adjourn - Motion made by Diane Fitzpatrick, seconded by Dan Camilliere to adjourn.

All present voted in favor.

Meeting adjourned at 9:29 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk